



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE

REFER TO FILE: **B-2**

July 24, 2003

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**FINDING AND ORDERS OF THE BUILDING REHABILITATION  
APPEALS BOARD  
SUPERVISORIAL DISTRICT 4  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the finding and orders of the Building Rehabilitation Appeals Board which provides for abatement of public nuisance at the following location for approval:

102 Eseverri Lane, La Habra

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99. The Building Code also provides for a Building Rehabilitation Appeals Board, appointed by your Board, for the purpose of hearing appeals on matters concerning public nuisances.

Government Code Section 25845 requires that the property owner be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance by the County. However, your Board adopted modified procedures which delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that

the Building Rehabilitation Appeals Board make a written recommendation to your Board.

### **Implementation of Strategic Plan Goals**

This action meets the County's Strategic Plan Goals of Service Excellence and Children and Families' Well-Being as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions which constitute a public nuisance. It will require the repair or demolition of a substandard structure and the removal of trash, junk, debris, and overgrown vegetation from private property.

### **FISCAL IMPACT/FINANCING**

No negative fiscal impact or increase in net County cost.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Rehabilitation Appeals Board has conducted the required hearing for the property listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard property. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following property to be a public nuisance.

Your Board may either adopt the finding and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

**ADDRESS: 102 Eseverri Lane, La Habra**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by August 15, 2003, and maintained cleared thereafter. b) That the structure be closed to prevent unauthorized entry by August 15, 2003, and maintained closed thereafter. c) That the structure be repaired per noted defects or demolished by September 4, 2003. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Sheriff's Department.
3. Portions of the exterior wall covering have deteriorated and are fire damaged.
4. Doors and windows are broken.
5. The roof covering is fire damaged.
6. Portions of the interior walls and wall covering are fire damaged.
7. Portions of the ceiling joists and covering are fire damaged.
8. The required heating appliance is damaged and inoperable.
9. The dwelling and attached garage are fire damaged.
10. The electrical service is damaged.
11. Electrical wiring is unsafe due to fire damage.
12. Fixtures and receptacle outlets are required in the dwelling and are damaged, unsafe, and require cover plates.
13. The dwelling lacks hot and cold running water to the required plumbing fixtures.
14. Gas and waste piping are uncapped.
15. Portions of the waste, vent, gas, and water piping are damaged and unsanitary.
16. The premises contain overgrown vegetation, weeds, trash, and debris.

Portions of the interior of the building were not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

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**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's finding that the listed property is substandard because it is injurious to health, offensive to the senses, and obstructs the free use of neighboring property so as to interfere with the comfortable enjoyment of life and property.

At such time as this recommendation is adopted, please return an approved copy of this letter to Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

ICP:pc  
P:REHAB/BOARDLET/FO4

cc: Chief Administrative Office  
County Counsel